



**DICKINSON
ARCHITECTS, INC.**
2525 E. ARIZONA BILTMORE CIRCLE
SUITE 218 PHOENIX, ARIZONA 85016

PROJECT NARRATIVE

May 25, 2005

Re: Avalon Aviation Center
 10644 & 10657 N. 82nd Street
 Scottsdale, Arizona
City Project No. 197-PA-05

PROJECT DESCRIPTION:

The project consists of two buildings on two separate parcels, constructed as one project. The building on the southeast end of the site, or Parcel 1, consists of three large aircraft hangars for corporate jet aircraft, with related two-story office space. The building at the northwest corner of the site, on Parcel 2, is comprised of one large aircraft hangar with its two-story attached office space. Office space is arranged to be immediately adjacent to its hangar space, so that it may be leased as a unit. Currently the project's owners will occupy Hangar 3 and its related office space at Parcel 1, and the building on Parcel 2.

The project will be constructed of concrete tilt-up walls at the hangar buildings, with integral reveals and color lines. The office spaces will be constructed with an exterior finish and insulating system (E.F.I.S.), with a warm pebble texture, which is to be painted in complimentary color to the hangar walls. An articulating feature similar to the office areas are used on the hangar walls facing surrounding properties and the street, in order to add interest and variety to the hangars' otherwise long and tall wall areas. Windows will occur at both the office areas and at the matching "pop-outs" at hangar areas. The warm southwest color scheme is complimented by natural aluminum balcony handrails and wall-mounted sunscreens. The sunscreens add an articulating element to the walls, and provide additional shading of glass areas. The glass areas are set back into the wall areas approximately 2 feet from the buildings' face, further adding wall articulation and interest, and providing additional glass shading. Glass will be a lightly reflective bronze color.

**5-DR-2002#2
5/27/2005**

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Project Narrative
Avalon Aviation Center
May 25, 2005

The amount of office space provided will be in excess of the Airport' requirement of 1000 square feet of office space per hangared aircraft. The project's layout, relationship to the Airport, and aircraft staging areas have been reviewed and approved by Airport staff and the Airpark Association. The Airport Communication Form should be in DR staff's files.

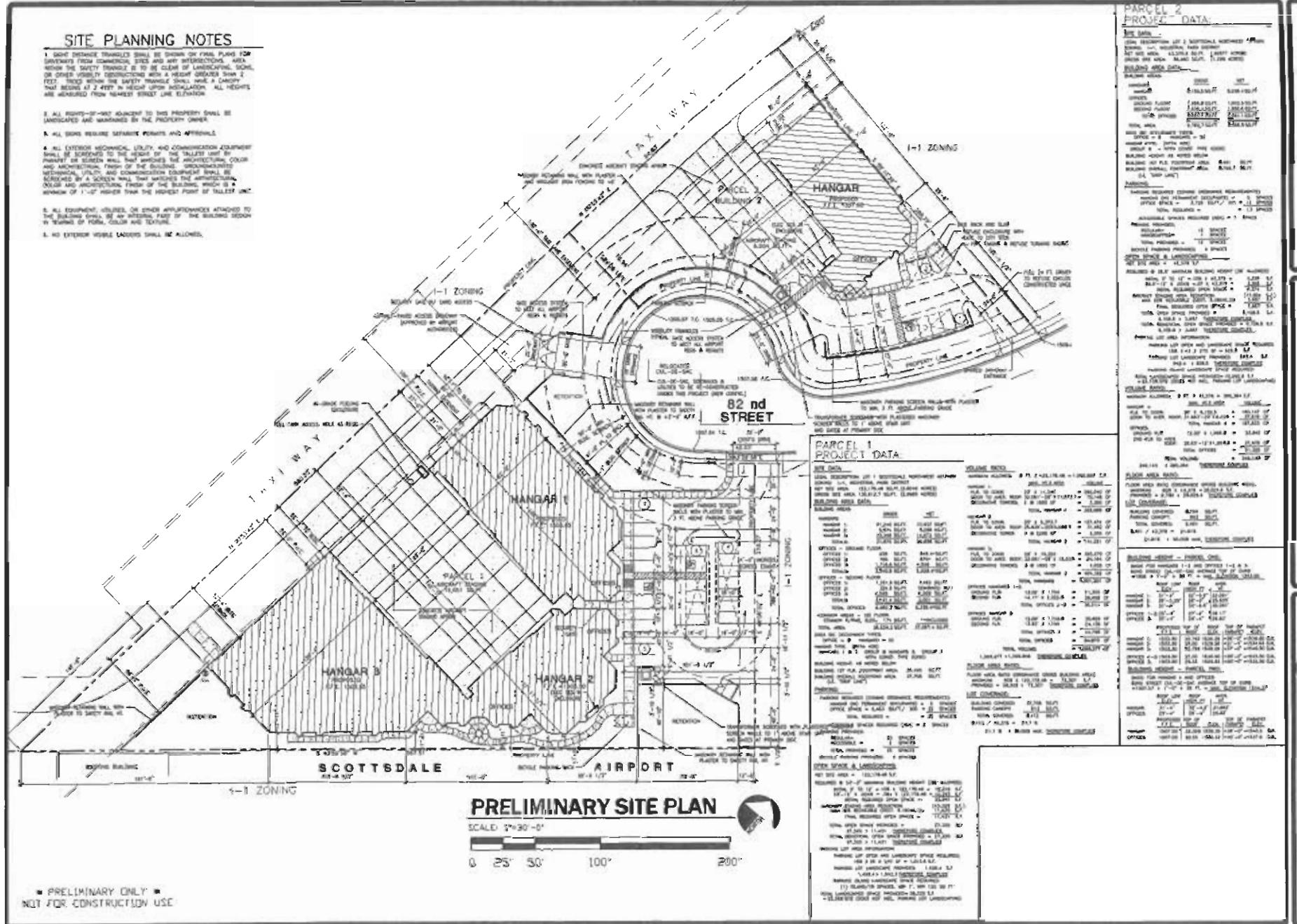
The project will also include re-location of the 82nd Street cul-de-sac, the plans for which were approved for permit during an earlier version of this project that was in 2000. That earlier project was not constructed, and the plans for the cul-de-sac re-location will be re-submitted to the City for approval as a part of this project.

Very truly yours,



Loren A. Dickinson AIA, President

File: DRB Narrative



5-DR-2002#2

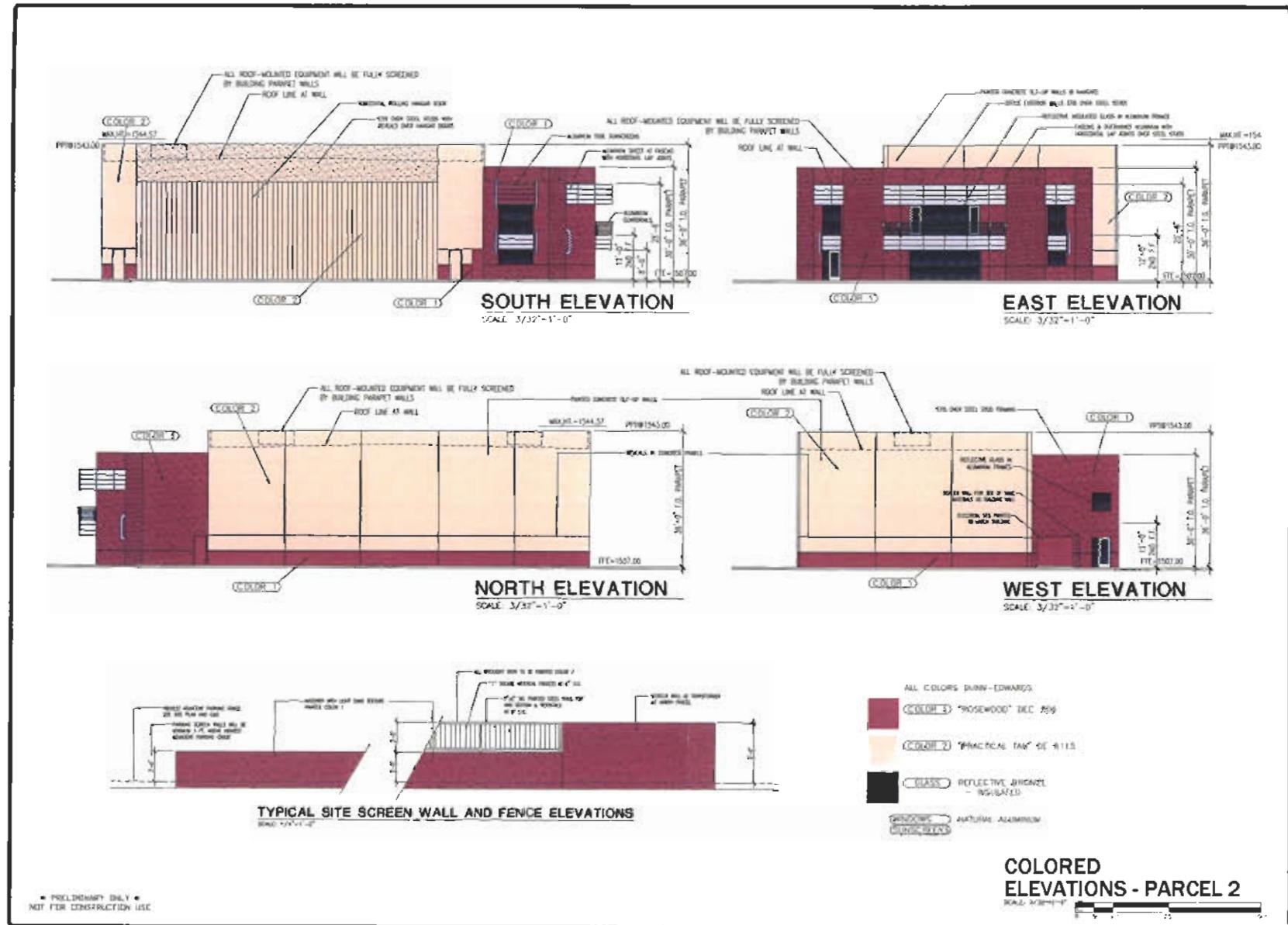
09/01/05



COLORED
ELEVATIONS - PARCEL 1

PRELIMINARY ONLY
NOT FOR CONSTRUCTION USE

5-DR-2002#2
09/01/05



DICKINSON
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**AVALON
AVIATION CENTER**
SCOTTSDALE, ARIZONA



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5-DR-2002#2
09/01/05

SALVAGED LANDSCAPE NOTES

- NOTE: ALL SALVAGEABLE MATERIAL TO BE CLEARLY FLAGGED WITH TAPE OR PLASTIC BAG VISIBLE FROM ALL DIRECTIONS. COLOR CODE AS FOLLOWS:
 RED - SALVAGE AND RELOCATE.
 WHITE - PRESERVE AND RELOCATE IN PLACE.
 BLUE - DESTROY. NOT SALVAGEABLE AND COMEST REMAIN IN PLACE.
- NOTE: TAGS SHALL BE SUBMITTED TO CORRESPOND WITH THE PLANT INVENTORY AND THE SITE PLAN.
- NOTE: NO HAMMERS, NAILS OR OTHER OBJECTS THAT DAMAGE THE CANOPY OR CAUSE INJURY TO THE TREE MAY BE USED DURING THE SALVAGE PROCESS. ALL HAMMERS SHOULD BE REMOVED BY USING PASSING OR OTHER METHODS TO PREVENT THE INJURY OF THE PLANT.
- NOTE: ALL MATERIAL TO BE SALVAGED SHALL BE REMOVED BEFORE ANY CLEARING OR DRAGGING TAKES PLACE.
- NOTE: ALL TREES TO BE RELOCATED WILL BE BURIED UP AND WILL REMAIN IN LOTS UNTIL THE PLANT IS PLACED AND UNTIL THEY ARE TO BE MAINTAINED.
- NOTE: ALL TREES TO BE PROTECTED PLANT MATERIAL OR PESTICIDE NOTES FOR SALVAGE THAT IS DESTROYED BY RELOCATE DURING THE SALVAGE, RELOCATION, OR MAINTENANCE, POSSIBLY WILL BE REPLACED WITH A PLANT OF THE SAME USE. USE OF THE SAME PLANT AS THE ORIGINAL PLANT IS NOT GUARANTEED BEFORE THE COMPLETION OF THE PROJECT. NO CERTIFICATES OF OCCUPANCY WILL BE ISSUED BEFORE ALL MATERIAL HAS BEEN REPLACED. A PLANTING AGREEMENT SHALL BE APPROVED BY THE CITY OF SCOTTSDALE. A MAXIMUM OF 10% OF THE PLANT MATERIAL USED MAY BE REQUIRED TO BE REPLACED.
- NOTE: ALL REQUIREMENTS OF THE STATE OF ARIZONA, INCLUDING THE NOTICE OF EXISTING CONDITIONS, SHALL BE MET NOTWITHSTANDING ANY APPROVALS BY THE CITY OF SCOTTSDALE.
- NOTE: PROVIDE A COPY OF THE COUNTY DUST CONTROL PERMIT TO THE INSPECTOR.

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AVALON AVIATION CENTER
10644 AND 10651 N. B2ND STREET
SCOTTSDALE, ARIZONA

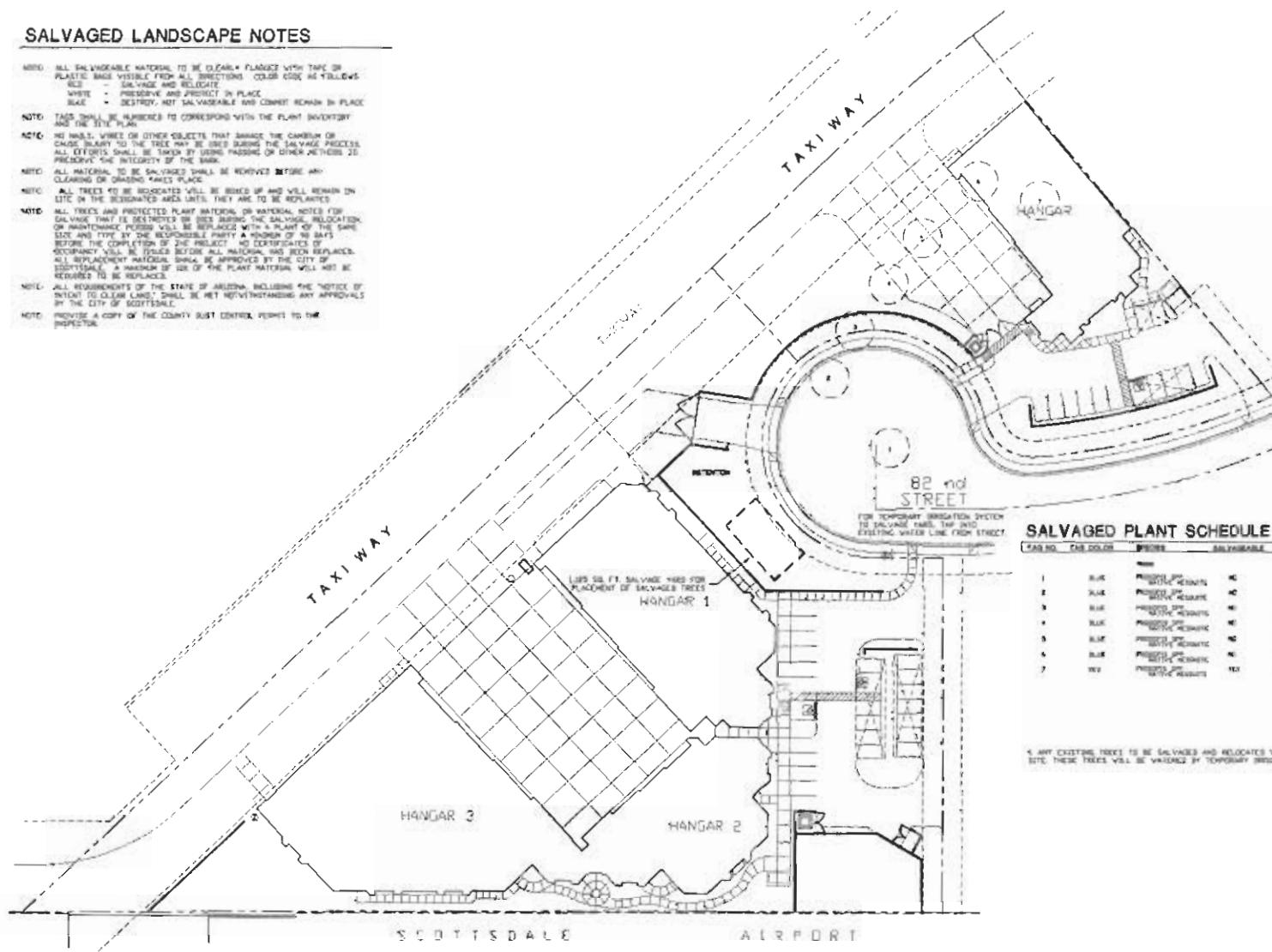


REVISIONS

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DRAWN - JAMES L.
ISSUED - JAMES L.
JOB NO. 888-303
SHEET

L100
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SALVAGED PLANT SCHEDULE

| TAG NO. | CAB COLOR | SPECIES | SALVAGEABLE | CAL. IN. | COMMENTS |
|---------|-----------|---------------------------------|-------------|----------|---------------------------------|
| 1 | BLK | PROBLEMS PRO WATER RESISTANT | NO | 15 | DESTROY THIS CLOSE TO GROUNDED |
| 2 | BLK | PROBLEMS PRO WATER RESISTANT | NO | 85 | DESTROY OR MOVE / COMPACT ROOTS |
| 3 | BLK | PROBLEMS PRO WATER RESISTANT | NO | 450 | DESTROY OR MOVE / EXPOSE ROOTS |
| 4 | BLK | PROBLEMS PRO WATER RESISTANT | NO | 150 | DESTROY OR MOVE / EXPOSE ROOTS |
| 5 | BLK | PROBLEMS PRO WATER RESISTANT | NO | 250 | DESTROY THIS SIDE / SEE ABOVE |
| 6 | BLK | PROBLEMS PRO WATER RESISTANT | NO | 150 | DESTROY THIS SIDE / SEE ABOVE |
| 7 | BLK | PROBLEMS PRO WATER RESISTANT | YES | 15 | SALVAGE AND RELOCATE |

5. ANY EXISTING TREES TO BE SALVAGED AND RELOCATED WILL BE BURIED ON SITE. THESE TREES WILL BE WATERED BY TEMPORARY IRRIGATION SYSTEM ON SITE.

SALVAGE PLAN



NATIVE PLANT PERMIT#

5-DR-2002#2
09/01/05

LANDSCAPE NOTES

- CONTRACTOR TO OBTAIN PERMITS FROM LOCAL AGENCIES AND UTILITY COMPANIES HAVING JURISDICTION OVER THIS SITE.

CONTRACTOR TO VERIFY QUALITY OF ALL UNDERGROUND UTILITIES PRIOR TO ANY INSTALLATION.

CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO INSTALL AND MAINTAIN THE LANDSCAPE IMPROVEMENTS AS DESCRIBED IN THE CONTRACT AGREEMENT, SITE INSPECTION, DETAILED DESCRIPTION OF THE PLANS, AND COORDINATION WITH OTHER CONTRACTORS ON-SITE PRIOR TO ANY INSTALLATION. ANY DISCREPANCIES SHALL IMMEDIATELY BE NOTIFIED TO THE OWNER'S AGENT.

PRIOR TO INITIATING THESE LANDSCAPE IMPROVEMENTS, THE LANDSCAPE CONTRACTOR MUST SCHEDULE A PRE-CONSTRUCTION MEETING ON-SITE WITH THE APPROVAL OF THE OWNER AND OWNER'S AGENT. THIS MEETING IS TO REVIEW THE CONTRACT AGREEMENT, THE PROJECT ARCHITECT MUST BE PRESENT. THE PURPOSE OF THIS MEETING IS TO RESOLVE ANY EXISTING SITE CONDITIONS THAT MAY NOT BE COVERED IN THESE LANDSCAPE CONSTRUCTION DOCUMENTS AND THEREFORE NOT COVERED IN THE WARRANTY OF THE LANDSCAPE IMPROVEMENTS. THIS FIRST MEETING SHOULD BE SCHEDULED TO OCCUR AFTER THE APPROVAL OF THE LANDSCAPE CONSTRUCTION DOCUMENTS, INCLUDING ALL UNDERGROUND UTILITIES, MASS GRADING, AND STREET IMPROVEMENTS.

DIGGING OF EXISTING LAWNSCAPING, UNDERGROUND UTILITIES, IRRIGATION LINES, ELECTRICAL LINES, ETC. IS PROHIBITED UNLESS APPROVED BY THE LANDSCAPE CONTRACTOR. ANY DISCREPANCIES FOUND BETWEEN THE PLANS AND THE SITE CONDITIONS SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE CONTRACTOR AND OWNER'S AGENT.

ALL QUANTITIES PROVIDED ARE FOR BIDDING PURPOSES ONLY. LANDSCAPE CONTRACTOR SHALL VERIFY ALL QUANTITIES PRIOR TO CONSTRUCTION.

OWNER'S AGENT WILL APPROVE FINISH GRADES IN LANDSCAPE AREAS. WHEREVER POSSIBLE, WITH THE GENERAL CONTRACTOR, THE EXTENT OF ROUGH GRADING AND/OR FINISH GRADING IS TO BE ESTABLISHED BY OTHERS.

LANDSCAPE CONTRACTOR, IN CONJUNCTION WITH THE PLANS PREPARED BY THE PROJECT CIVIL ENGINEER, OR AS DIRECTED BY THE OWNER'S AGENT, PROVIDE POSITIVE POSITIONING OF ALL NEW PLANTS AND PLANTING MATERIALS IN RELATION TO EXISTING GRADES AT PROJECT BOUNDARIES. FINISH GRADE SHALL BE 3' BELOW THE TOP OF ADJACENT GRADES AND CLAYERS PRIOR TO RECEIVING MULCH OR RECOMPRESSED GRANITE.

ALL PLANTS AND PLANTING MATERIALS SHALL BE PLANTED IN THE EXISTING SOIL, EXCEPT FOR THOSE PLANTING AREAS DAMAGED OR DISTURBED TO BE RESTORED TO ITS ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE.

CONTRACTOR SHALL PLANT GRADE ENTIRE LANDSCAPE AREA REQUIRED FOR INSTALLATION OF PLANTS. ALL GRADES SHALL BE HEAVY, RADED, SMOOTH AND BE FREE OF DEBRIS AND ROCKS.

PRIOR TO SPREADING MATERIAL GROUNDCOVERS, ADJUST AND COMPACT FINISH GRADES, APPLIED WITH PRE-EMERGENT SURFACER AS PER MANUFACTURER'S INSTRUCTIONS. THEN SPREAD GROUNDCOVERS AND PLANT MATERIAL. PLANT MATERIAL AND GROUNDCOVERS SHALL BE WATERED, THEN COMPACTED WITH A SIDE ROLLER TO A MINIMUM DEPTH OF 2' AFTER COMPACTING. PROVIDE A FOLIAGE APPLICATION OF THE PRE-EMERGENT SURFACER AT THE END OF THE PLANTING PERIOD.

STAKE LOCATIONS OF ALL TREES FOR APPROVAL PRIOR TO INSTALLATION OF ANY PLANT MATERIAL.

PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF, AS IS TYPICAL FOR THE SPECIES. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS AND NOT MULCHED. A NORMAL RATE OF GROWTH CONSISTENT WITH INDUSTRY STANDARDS FOR THE PLANT AND PLANTING DATE, OR OTHER APPROPRIATE CRITERIA, SHALL BE USED. SIZE SHALL BE STATED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, AND THE NATIONAL NURSERYMAN'S ASSOCIATION OF NURSERYMEN AND THE ARIZONA NURSERYMAN'S ASSOCIATION STANDARDS.

ALL RIGHT-OF-WAY PLANT MATERIAL MUST BE IN COMPLIANCE WITH THE DEPARTMENT OF TRANSPORTATION (DT) PLANT MATERIAL APPROVALS. DT APPROVALS DO NOT INCLUDE TYPE OR QUANTITY DEVIATIONS FROM THE APPROVED LANDSCAPE PLANS WITHOUT PRIOR APPROVAL FROM THE CITY.

ALL PLANT MATERIALS, EXCEPT AS NOTED, TO BE COMPOSED OF 75% NATIVE SOIL AND 25% RECOMPRRESSED GRANULAR BASE, MULCH AND 2 LITE DISPERSE, PER CUBIC YARD OF BACKFILL, AND ADD AGRICULTURAL STABILIZER, RATED AT 10% FILLER, RATED AT 10% FILLER.

1 GALLON PLANT - 1 TABLET INDEX PLANT - 4 TABLETS

3 GALLON PLANT - 2 TABLET INDEX TREE - 6 TABLETS ORNAMENTAL PLANT - 1 TABLET

LANDSCAPE CONTRACTOR IS RESPONSIBLE FOR ALL PLANTS SHOWN ON PLANTING PLAN, BUT NOT SUBSTITUTE PLANTS BY TYPE OR QUANTITY WITHOUT WRITTEN APPROVAL FROM THE LANDSCAPE CONTRACTOR.

THE OWNER'S AGENT RESERVES THE RIGHT TO REJECT ANY SELECTION OF PLANT MATERIAL WHICH DOES NOT SATISFY THE INTENT OF THE LANDSCAPE DESIGN BASED ON SIZE, CHAMPIONSHIP, COLOR, SHAPE, ETC.

PRIOR TO INITIATING THE 90-DAY MAINTENANCE PERIOD, COMPLETE ANY INITIAL PUNCH LIST DETERMINED BY THE OWNER'S AGENT. THIS PUNCH LIST IS TO BE COMPLETED AND TURNED IN WITHIN ONE (1) DAY OF THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO THEN MAINTAIN LANDSCAPE WHICH MAY INCLUDE WATERING, WEEDING, PRUNING, ETC. DURING THE 90-DAY MAINTENANCE PERIOD. CONTRACTOR TO SUBMIT A REPORT OF STRESS. SUBMIT WRITTEN REQUEST FOR FINAL PUNCH LIST ONE WEEK PRIOR TO END OF MAINTENANCE PERIOD.

PROVIDE OWNER'S AGENT A WRITTEN GUARANTEE OF SIX (6) MONTHS FOR ALL PLANT MATERIAL PROVIDED FROM START OF MAINTENANCE PERIOD AGAINST DEFECTS INCLUDING DEATH AND LOSS OF LEAVES OR GROWTH. CONTRACTOR TO PROVIDE WRITTEN INSTRUCTIONS OUTLINED IN MAINTENANCE PROGRAM TO BE ADHERED TO IN ORDER TO PROTECT GUARANTEE. INCLUDE WATERING SCHEDULE AND FERTILIZER PROGRAM.

IRRIGATION SYSTEM TO BE TEMPORARY UNTIL THE BASIN AREAS AND RECYCLED SOIL AREAS AND SHALL BE REMOVED NO LATER THAN THREE YEARS OF UNTIL PLANT MATERIAL HAS BEEN PLANTED. THE SYSTEM MAY BE LEFT IN PLACE FOR AN ADDITIONAL PERIOD OF TIME IF THE ESTABLISHMENT PERIOD FOR THE SYSTEM IS NOT MET. THE SYSTEM IS PROVIDED AS A SHOT-PUT DEVICE DURATION OF THE PLANT ESTABLISHMENT PERIOD TO BE AT THE DISCRETION OF THE LANDSCAPE ARCHITECT.

NO LATERAL LINES TO BE BURIED AT A MAXIMUM OF 4" BELOW GRADE AS PER OWNER'S REQUIREMENT. A MINIMUM 4" BELOW ALL 40'-X-40' AREAS.

WILDFLOWERS, BUSHES, AND GACCI (IRRIGATION GROB SCREWS) WILL BE DURING THE OPTIMAL TIME OF YEAR (SEPTEMBER) FOR AN ESTIMATED SURVIVAL RATE OF 90%-95% FOR BURSTAGE.

ALL NATIVE SEED SHALL BE BROADCAST DURING THE OPTIMAL TIME OF YEAR (SEPTEMBER) OWNER WILL SEND THIS POSITION OF THE PROJECT PRIOR TO ISSUANCE OF THE LANDSCAPE PERMIT.

SIGNAGE REQUIRES SEPARATE APPROVALS AND PERMIT.

PROVIDE AN SLOPE AWAY FROM WALK OR CURB FOR 3'-0" ALONG ALL STREETS (EXCEPT THOSE ADJACENT TO SIDEWALK).

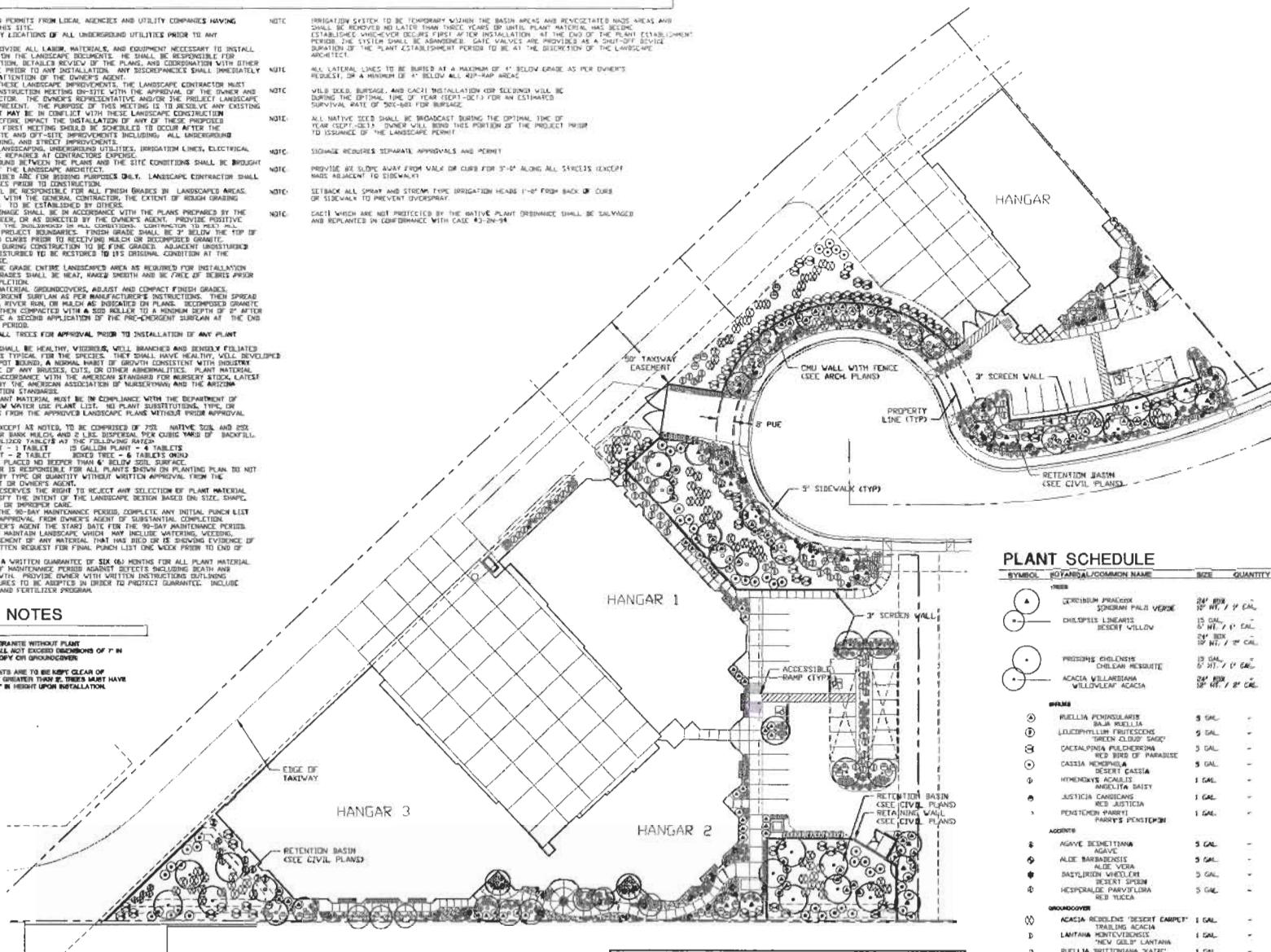
RETAIN ALL SPRAY AND STREAM FLOW IRRIGATION HEADS 1'-0" FROM BACK OF CURB OR SIDEWALK TO PREVENT OVERSPRAY.

CAST IRON WHICH ARE NOT PROTECTED BY THE NATIVE PLANT (DRIVEWAY) SHALL BE SALVAGED AND REPLANTED IN CONFORMANCE WITH CASE 42-20-54.

AD TAXIWAY
EASEMENT

ADDITIONAL NOTES

1. AREAS OF DECOMPOSED GROUNDCOVER WITHOUT PLANT MATERIAL/GROUNDCOVER SHALL NOT EXCEED DISORDERS OF 7' IN ANY DIRECTION WITHOUT CANOPY OR GROUNDCOVER.
 2. EIGHT DISTANCE EASEMENTS ARE TO BE KEPT CLEAR OF LANDSCAPING WITH A HEIGHT GREATER THAN 2'. TREES MUST HAVE A CANOPY THAT BEGINS AT 7' IN HEIGHT UPON INSTALLATION.
 3. NO TURF IS PERMITTED.



PRELIMINARY
LANDSCAPE PLAN

0 30 60 90 120

| | | |
|--|---------------------|--------------|
| <p>LANDSCAPE PLAN</p> <p>APPROVED</p> <p>CITY OF SCOTTSDALE</p> | | |
| CASE NUMBER: | APPROVED BY: | DATE: |
| <small>CONSTRUCTION AND INSTALLATION SHALL BE IN ACCORDANCE WITH THIS PLAN AND ANY AND ALL DIVERSION WILL REQUIRE RE-APPROVAL. LANDSCAPE INSTALLATION TO BE APPROVED BY CITY OF SCOTTSDALE INSPECTION SERVICES BEFORE CERTIFICATE OF OCCUPANCY IS ISSUED.</small> | | |

**ALL LANDSCAPE AREAS AND MATERIALS SHALL BE MAINTAINED IN A HEALTHY, NEAT, CLEAN AND
WEED FREE CONDITION. THIS SHALL BE THE RESPONSIBILITY OF THE OWNER.**

5-DR-200
5/27/20